

Thomas Childs & Co 9 Parliament Square Hertford Hertfordshire SG14 1EY sales@thomas-childs.com 01992 721321



**Recently Re-Modelled House - Chain Free** 

**Four Double Bedroom** 

**Large Driveway** 

**Quality Modern Kitchen** 

**Landscaped Gardens** 

**Quiet and Desirable Village Location.** 







**17 Woolmers Lane** Letty Green, SG14 2NU

£1,275,000

Thomas Childs & Co are delighted to bring to market a newly re-modelled detached house located on this desirable leafy road in Letty Green near Hertford. The ground floor offers a large entrance hallway, W.C, a huge bright, rear family/living room that leads into a brand new exquisite kitchen/diner designed by 1909. This gorgeous space backs onto the garden with access through bi-fold doors. Also on the ground floor is a utility room, an office, three large double bedrooms, two of which are en-suite. The first floor offers up a landing kids TV area and a large principle bedroom with em-suite and dressing room. The property has a large newly laid driveway, a half garage to the front and to the rear the gardens have been redesigned and landscaped. The property is set in a very quiet part of the village; Woolmers lane and would be ideal for a down-sizing family or professionals looking to enjoy village life. Letty green is very well positioned close to Hertford Town, Potters Bar, Welwyn Garden City, Hatfield and sits just off the A1m for London and the A10 for Cambridge. Viewing strictly by appointment only. Call Thomas Childs & Co on 01992 721 321

#### Approximate Gross Internal Area 1947 sq ft - 181 sq m

Ground Floor Area 1469 sq ft - 137 sq m First Floor Area 478 sq ft - 44 sq m



First Floor



Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.









# **Energy performance certificate (EPC)**



### Rules on letting this property

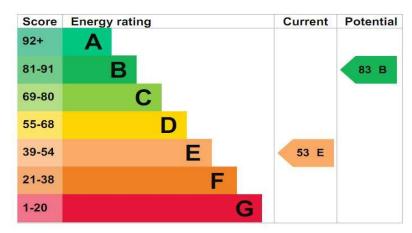
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance)

#### Energy rating and score

This property's energy rating is E. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- · the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance